SAUSALITO PLANNING COMMISSION
Wednesday, February 15, 2023
Final Action Minutes[1]

1. CALL TO ORDER

Community & Economic Director Phipps called the meeting to order at 6:30 p.m.
Planning Commission:

Present:	Chair Jeffery Luxenberg, Vice Chair Andrew Junius, Commissioner Kristina Feller, Commissioner Richard Graef, Commissioner Nastassya Saad
Absent:	None.
Staff:	Brandon Phipps, Community & Economic Development Director Tricia Stevens, Senior Contract Planner Sergio Rudin, Attorney

Community and Economic Development Director Phipps reported that the meeting was being held pursuant to Government code section 54953(e), and in light of the declared state of emergency, the Regular meeting of the Planning Commission on February 15, 2023 will be conducted telephonically through Zoom and broadcast live on the City's Website.

2. APPROVAL OF AGENDA

Commissioner Feller moved and Commissioner Saad seconded a motion to approve the Planning Commission agenda as presented. The motion passed 5-0.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

4. APPROVAL OF PLANNING COMMISSION MINUTES

A. Draft Minutes – January 11, 2023

Commissioner Feller moved and Commissioner Saad seconded a motion to approve the draft minutes as presented. The motion passed 4-0 with Commissioner Graef abstaining.

B. Draft Minutes – January 25, 2023

Commissioner Feller moved and Commissioner Saad seconded a motion to approve the draft minutes as amended. The motion passed 5-0.

[1] A video recording of this meeting is available at: www.sausalito.gov.

5. PUBLIC HEARING[2]

Declarations Regarding Planning Commission Ex Parte Communications

Commissioner Graef reported that he would recuse himself from participating in the public hearing for 70-74 Liberty Ship Way due to the proximity of his residence to the subject site.

A. 70-74 LIBERTY SHIP WAY / DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT, INITIAL STUDY/MITIGATED NEGATIVE DECLARATION / PROJECT ID: 2017-285 / APN: 063-080-06 (TRICIA STEVENS, SENIOR CONTRACT PLANNER)

SUMMARY: Design Review Permit to redevelop a 3.9-acre site and construct three two-story buildings within the Marinship Specific Plan area and a Conditional Use Permit for a 20-seat restaurant.

STAFF RECOMMENDATION: Staff recommends the Planning Commission conduct a public hearing and in the following order: 1) Approve the resolution approving the Design Review Permit and Conditional Use Permit to redevelop a 3.9-acre site and construct three two-story buildings within the Marinship Specific Plan area and a Conditional Use Permit for a 20-seat restaurant (Attachment 2).

The public hearing was opened.

Senior Contract Planner Stevens provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicants, architect Brent McDonald and attorney Diane Hanna, provided a PowerPoint presentation.

Planning Commission questions to the applicant followed.

Planning Commission questions to staff followed.

[2] All Adopted Resolutions of the Planning Commission can be found on the City's website: https://www.sausalito.gov/city-government/boards-and-commissions/planning-commission/document-archives/-folder-3195.

Public Comments:
Alan Levine, Coast Action Group
Diane Poslosky, Environmental Traveling Companions
Jude Stalker, Marin Audubon
Sue Verhalan and Six Concerned Residents
Jai Haissman
Raylene Gorum
Alexandra Cantin
Heather
Terri Thomas
Sonya H.
Richard Graef
Vicki Nichols

The public testimony period was closed.

Applicant rebuttal comments followed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

Commissioner Saad moved to continue the public hearing for 70-74 Liberty Ship Way to a date uncertain.

Commissioner Feller seconded the motion with a request that staff not bring this applicant back to the Planning Commission until needed information is submitted and design changes made in order to make Findings 1, 2, 3,4,5,8,10, and 13.

Planning Commission comments followed.

The motion passed 4-0 with Commissioner Graef abstaining.

The public hearing was closed.

6. COMMUNICATIONS

A. Communications

- Staff:
  - Director Phipps: No updates.
  - Attorney Rudin: No updates.
- Commission:
  - Commissioner Feller:
    - Requested a Sea Level Rise and Subsidence Task Force presentation be scheduled for the Planning Commission, as the Planning Commission's work is coordinated with their efforts.

        - Code enforcement:
            - The Planning Commission needs regular updates and presentations regarding enforcement. The presentations could be a categorized as business items so the Commission could engage and take public comment.
            - The Planning Commission has received public comments on a few projects with respect to code enforcement.
            - The issues on Sausalito Boulevard continue, and if they cannot be resolved staff should issue a Stop Work Order until those issues are rectified.
    - Chair Luxenberg:
        - Director Phipps is attempting to schedule the code enforcement update to the Planning Commission in March 2023.
- Subcommittees:
    - Objective Design and Development Standards / Vice Chair Junius, Commissioner Feller:
        - The ODDS will next meet on February 16th.
    - Ferry Landside Working Group / Vice Chair Junius, Commissioner Feller:
        - The working group will receive a presentation from Public Works in March 2023..
    - Housing Element Advisory Committee / Commissioner Saad, Commissioner Feller:
        - HEAC will receive comments back from the state on what was submitted regarding the Housing Element.
        - The working group will work with the City Council Working Group as the original working group of four on the oncoming state comments.
        - Chair Luxenberg changed the name from Housing Element Advisory Committee to Housing Element Working Group.
    - Parklets Working Group / Chair Luxenberg:
        - The working group will hold a meeting in March 2023 based on comments from City Council.
    - Master Plan Working Group / Commissioner Saad, Commissioner Feller:
        - The working group is coordinating with Director Phipps regarding scoping what the citywide master plan should include.
        - The working group sent a communication to the City Council for their priority budgeting imploring them to prioritize this as a “mission critical” issue.

7. ADJOURNMENT

Chair Luxenberg adjourned the meeting at 10:44 p.m.

Submitted by
Brandon Phipps
Community & Economic Development
Director

Approved by
Jeffery Luxenberg
Chair